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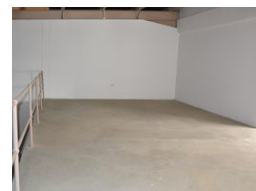
267 3939372

Plot 43173 Phakalane, Gaborone  
393 9372

SOLD



Web Ref CSR812



**BWP23,000,000**

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### Prime Industrial Investment Opportunity in Commerce Park Phase 1

Discover the epitome of modern industrial versatility with this exceptional property nestled in the heart of Commerce Park Phase 1.

Boasting a substantial 3,559 sqm plot, this property is a testament to the burgeoning growth in the area, surrounded by recently developed industrial spaces.

Comprising five distinct units, each unit is thoughtfully designed to accommodate dynamic business needs. The open office areas within each unit provide ample space that can be easily partitioned to create a welcoming reception area and dedicated office spaces. A strategically placed door leads to the double-volume mezzanine area, offering a flexible layout suitable for storage solutions or additional office space, catering to the evolving demands of contemporary businesses.

### Features

**Zoning** Industrial

#### Interior

Air Conditioning Yes

#### Exterior

Security Yes

#### Sizes

Floor Size 2,031m<sup>2</sup>  
Land Size 3,559m<sup>2</sup>

#### Extras

24 Hour Access Warehouse Staircase Loft

